

03060264  
Prepared By and Return to:  
REALTY TITLE  
1306-110 Goodman Road  
Southaven, MS 38671  
662-536-1770

BK0456PG0451

STATE MS.-DESOTO CO.

**WARRANTY DEED** Oct 27 1 09 PM '03

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THIS INSTRUMENT WAS PREPARED BY:  
Ballin, Ballin & Fishman, P.C.  
Randall J. Fishman, Attorney at Law  
200 Jefferson Avenue, Suite 1250  
Memphis, Tennessee 38103

456 PG 451  
CLK.

**THIS INDENTURE**, made and entered into this **22<sup>nd</sup>** day of **October, 2003**,  
by and between **CHRISTOPHER M. DANCY and wife, CESARINA R. DANCY**, party  
of the first part, and **JOHN N. ALBRO and wife, REBA M. ALBRO**, party of the  
second part.

**WITNESSETH:** That for and in consideration of Ten Dollars (\$10.00), cash in hand  
paid, and other good and valuable considerations, the receipt of all of which is hereby  
acknowledged, the said party of the first part has bargained and sold and does hereby bargain,  
sell, convey and confirm unto the party of the second part the following described real estate,  
situated and being in the County of DeSoto, State of Mississippi,

**Lot 155, Stonehedge Place Patio Homes Subdivision, Second Revision of  
Section "A" (Revision of Lots 1163, 164 & 165) located in Section 29,  
Township 1, South, Range 7, West, City of Southaven, DeSoto County,  
Mississippi, as shown on plat of record in Plat Book 62, Page 37, in the  
Land Records of the Chancery Court Clerk's Office of DeSoto County,  
Mississippi.**

This being the same property as conveyed to party of the first part by Quit Claim Deed  
of record at Instrument Number **Book 0353, Page 0629**, in the Land Records of the Chancery  
Court Clerk's Office of DeSoto County, Mississippi..

This conveyance is made subject to subdivision restrictions, building lines and  
easements of record in Plat Book 62, Page 37; and Easements of record in Book 60, Page 223,  
Book 70, Page 223, Book 130, Page 532, Book 180, Page 423, and Book 403, Page 527, all of  
record in the Land Records of the Chancery Court Clerk's Office of DeSoto County, Mississippi..

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all the appurtenances  
and herditaments thereunto belonging or in any wise appertaining unto the said party of the  
second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the  
second part that he is lawfully seized in fee of the aforesaid real estate; that he has a good right  
to sell and convey the same; that the same is unencumbered, except the 2003 DeSoto County  
Taxes and 2003 City of Southaven Taxes, not yet due and payable, which the party of the  
second part assumes and agrees to pay; and that the title and quiet possession thereto they  
will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity  
be referred to, and pronouns shall be construed according to their proper gender and number  
according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above  
written.

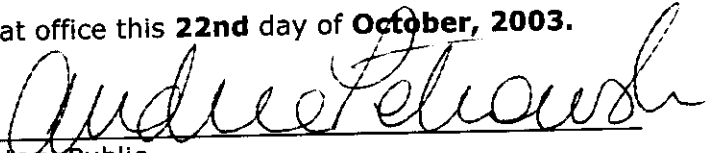
  
**CHRISTOPHER M. DANCY**

  
**CESARINA R. DANCY**

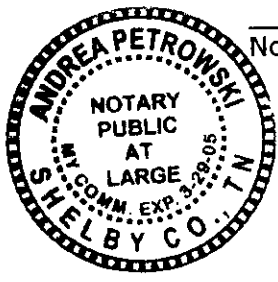
STATE OF TENNESSEE )  
COUNTY OF SHELBY )

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **CHRISTOPHER M. DANCY and wife, CESARINA R. DANCY**, to me known to be the persons described in and who upon oath acknowledged that they executed the foregoing instrument as their free act and deed.

WITNESS my hand and Notarial Seal, at office this **22nd** day of **October, 2003**.

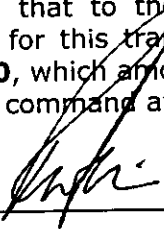
  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

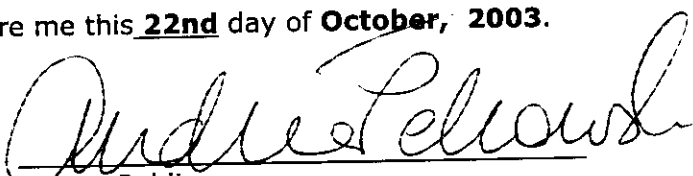


STATE OF TENNESSEE )  
COUNTY OF SHELBY )

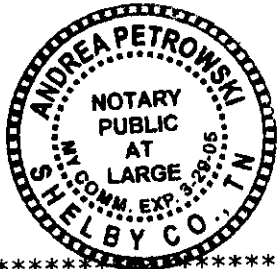
I, or we, hereby swear or affirm that to the best of affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **\$100,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

  
\_\_\_\_\_  
Affiant

SUBSCRIBED AND SWORN to before me this **22nd** day of **October, 2003**.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_



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**Property Address:**  
1129 Atterbury Circle, South  
Southaven, MS 38671

**Map Parcel Number:**  
1079-2903.0-00155.00

**Name and Address of Grantors:**  
Christopher M. Dancy and Cesarina R. Dancy  
5934 Belle Pointe Drive  
Southaven, MS 38672  
Home: (662) 349-1466  
Work: AA

**Name and Address of Grantees:**  
John N. Albro and wife, Reba M. Albro  
1129 Atterbury Circle, South  
Southaven, MS 38671  
Home: (662)  
Work: AA

**Mail Tax Notices To:**

**Return To:**  
Realty Title  
1306-110 Goodman Road  
Southaven, MS 38671